

STAFF COMMENTS: 02/09/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. ::Action Item : Recommendation:: This is an automatic annual review, whereas, the applicant had received a contract with UDOT for improvements to Interstate 15. Their need for the temporary hot mix facility for a couple of months is likely resolved with the completion of the project. As previously reviewed, their operating hours were during the nighttime, as per their contract with UDOT, on a temporary basis. The commission considered this particular use conditionally, within the M-1 zone as being in harmony with the intent of the zone, instead of requiring a zone change to Industrial. The applicant will be invited to attend the meeting. If the project is finished and there is no longer a need to the hot mix facility, this use would be withdrawn. (Site plan and minutes included herein)

ITEM 3. ::Action Item : Recommendation:: This is an automatic annual review of the conditionally approved expansion of the Enterprise sewer lagoons. The City of Enterprise established sewer lagoons at this location in the early 1980's, which were never reviewed by the planning for a conditional use permit. They have completed the installation of two (2) new cells in conjunction with Department of Environmental Quality overseeing the project. As reviewed previously, the facility is located on 36.65 acres, which includes a discharge area and four (4) cells. The existing equipment building should have been removed and a new chlorination/blower building constructed. Utilities are conditionally approved in all zones in the County. Sewer lagoons and treatment plants are conditionally approved within the I-1 (Industrial) zone. Whereas, this is existing use and was reviewed for expansion, the commission considered this conditionally, within the A-20 zone as being in harmony with the intent of the zone. The commission may want to grant permanent status to the Conditional Use Permit. (See copy of site plans and minutes included herein)

ITEM 4. ::Action Item : Recommendation:: Again, this is an automatic annual review for the "Lake to Lake Team Relay" event scheduled for March 6th, 2009. St. George City is the host community for this event, with some of the route being in Washington County, which extends beyond their city limits. This is a one day event that will impact the travel on the Gunlock Rd. and Hwy 91 between 8 a.m. and 10 a.m. As previously reviewed, they have capped the race at 150 teams and only one runner at a time, although each team may consist 5 members. The applicant will be in attendance to review last years event and address any issues that may have come up with the routing, garbage, aid stations, course marking, hours and rules. The Sheriff's Office worked with the City on a joint safety plan and they will provide law enforcement services at the race. Again, these types of uses are conditionally approved to make the commission and the public aware of activities and locations. (Route map and minutes included herein)

ITEM 5. ::Action Item : Recommendation:: The applicant would like to change the date of this event from Labor Day weekend to September 10th, 2010. This is a review of the 1st extension for the two (2) day event sponsored by Tim Collings/Red Rock Relay, which is a 12 man team event that covers 180 miles from Brianhead Resort and finishes at the Tuacahn Amphitheater in Ivins. The unincorporated areas for County review will be the Kolob Road to Virgin and the loop

from Ivins to Gunlock and northeast to Veyo then south through Snow Canyon to Tuacahn. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). The applicant will need an updated liability insurance policy in place, listing Washington County as a beneficiary. The Washington County Sheriff's Department is aware of the event and working with the applicant on schedules. The applicant has made a request for road closure on Kolob Mountain and the Public Works Department will need to review and approve. Staff has concerns with this request for road closure on narrow steep terrain. Mr. Collings will be present to update the commission on the previous event. There was one complaint from Blue Duck Racing, who were approved on the same date for a run from Veyo to Gunlock. To resolve any issues, Mr. Collings requested a time change. (See routing map, documentation and minutes included herein)

ITEM 6. ::Action Item : Recommendation:: The number of IRONMAN applicants will be capped at 2,500 and it is estimated that 2,200 actual participants will be in town for the May 1st, 2010 triathlon. The agent has submitted plans for the bike course, which runs 112 miles and loops twice from Old Hwy 91 to Gunlock, Veyo, Hwy 18 and Bluff Street. The bike ride is the only portion of the IRONMAN event within County jurisdiction. There will be three (3) Bike Aid stations in the unincorporated area of the County as follows: 1) on Main Street in Gunlock just after the church; 2) on Center Street in Veyo about 2 blocks before SR-18; and 3) Bike Special Needs located between Dammeron Valley Rd. and Homestead Dr. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). The bike course is the 2nd event and has a cut off at the start of the second loop (64-mile mark) at 2:05pm. Any rider who has not reached the start of the second loop of the bike by 2:05pm will not be permitted to continue. The bike course will close at 5:30pm. Athletes arriving at the bike dismount line after 5:30pm will not be permitted to continue. The swim course will be the 1st part of the event, which is 2.4 miles at the Sand Hollow Reservoir in Hurricane. This course will close at 9:20am – two hours and twenty minutes after the start. Athletes who have not crossed the timing mat at the swim exit by 9:20am will not be permitted to continue. The run course is the last event of the day and is 26.2 miles, 2 loops along Main St. Diagonal Rd, Bluff and Red Hills Pkwy in St. George. There is a cut off at the half way point of the run (13.1-miles) at 9pm. Athletes who have not reached the turnaround at Main and Tabernacle Streets by 9pm will not be permitted to continue. The run course will close at midnight. All athletes still on the run course after the cut-off time will be disqualified but given the opportunity to unofficially finish the race. (See bike course and aid station information attached)

ITEM 7. ::Action Item : Recommendation:: The agent has submitted a packet for the New Harmony Fire Mud Run to be held on May 22nd, 2010. The event will start and finish on the Old Hwy. 91 bridge at the Kolob Mountain Ranch Subdivision. The “mud run” will be a series of races designed to challenge the individual or teams to race using military style obstacles. This would include the scaling of walls, culvert pipe crawls, hay bale barricades, and mud pits. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008)). Their Proposal and Plan Outline addresses and emergency service plan, parking, transport, and road closure, which will need to be reviewed by the Public Work Department. The plan also addresses refuse and port-a-potties. The applicant has been asked to contact the Sheriff's Office for review of services and once the race leaves the pavement, there may be approximately 1 mile of BLM. Staff has asked the agent to review application with these other agencies. The agent will need an updated liability insurance policy in place, listing Washington County as a beneficiary. (See route map and plan outline included herein)

ITEM 8. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Subdivision Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. *This item is in conjunction with the item below.*

ITEM 9. ::Action Item : Recommendation:: Once again, this PD Ordinance Amendment was recommended for advertising. The County Commission wanted further review of the zone areas minimum district size, so smaller land areas are viable, such as 40 acre tracts. The staff and commissioners met for a scheduled appointment for a special work meeting review on January 26th, 2010. The commission said they did not want to be in the business of collecting impact fees for service to roads and infrastructure, within these types of developments. Control on density, market place values, property rights were discussed. Reference was made to the requirement of 30 percent open space and the minimum of 25 percent being landscaped. If naturally occurring areas are deemed appropriate for development, then a percentage may be used as a part of open space, otherwise, these areas are excluded. Current ordinance allows for 6 units per acre and this revision shows base density of units per acre being at 5 units; a density of 200 per 40 acres. The project plan will need to be of the entire development identifying specific phases, all inclusive circulation/transportation facilities, land uses, proposed densities, open spaces, natural site features and walkways. A 40 acre project may be done in phases. The commission indicated they had no problem in allowing for 6 units per acre. It was determined that the minimum acreage requirement would be set at 40 acres for the planned residential development district. A suggestion was made to cut the difference in half, between 160 and 40, which would be 80 acres. The commission declined this option, suggesting that if we start with 40 acres and it doesn't work then the acreage size requirement should be changed. This was properly advertised. (See copy of document)

ITEM 10. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Land Use Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. *This item is in conjunction with the item below.*

ITEM 11. ::Action Item : Recommendation:: The ordinance amendment is a "housekeeping" item in an effort to take care of changes to the ordinance that are the differences between ordinance and State Code. At the previous work meeting the planning commission agreed with staff that this change could be reviewed by going directly to the advertising process for a hearing process on the 9th of February. This was properly advertised. (See copy of ordinance included herein)

ITEM 12. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting on February 2, 2010. (Minutes attached)

ITEM 13. ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

ITEM 14. Action taken on Planning Items by the Washington County Commission on February 2, 2010, beginning at 4:00 p.m.: None

ITEM 15. General reporting on various topics. Any report or topic under this line item needs to

be noticed, as per State Code. Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month